



Consent Agenda – **VERSION 2**  
June 24, 2020

## **REPAIR OF EMERGENCY GENERATOR – AMENDMENTS IN RED FONT**

### Background

The radiator of the emergency generator is leaking internally. While the emergency generator is operational, the repair needs to be done as soon as possible to avoid further damage and possible malfunction of the generator in an emergency.

During due diligence check, a fuel leak was discovered in the line between the above-ground tank and the adjacent generator.

Section 6.1.2(j) of the bylaws states: “Only the Board may approve an unbudgeted expenditure in excess of \$10,000 or any different amount set from time to time by resolution of the Board.”

### Scope of Work (Summary)

The radiator will be removed, rebuilt, and reinstalled. The generator itself is sound. A replacement generator will be rented while repair is being made. The work will be done by Peterson Power System, take about one week, and overseen by Oleg Korsunsky, Director of Maintenance. Firm work bids have been received. It is an OSHPD\* project, which adds time & cost to the project. HOTM management has added a 10% contingency.

The line between the tank and generator (about 24 feet in total) will be replaced with new pipe, fittings, valves, and secondary containment, catch basin, and testable boots, per EPA requirements. A roughly 10% contingency was added to the estimate received.

Estimate cost of repair (all-in): \$45,000 for radiator leak and \$20,000 for fuel line leak.

### Recommendation

That the Board of Directors approve the project for up to \$~~45,000~~ 65,000.

\*OSHPD = Office of Statewide Health Planning & Development, which supersedes local planning for construction and rehab of hospitals and skilled nursing facilities.